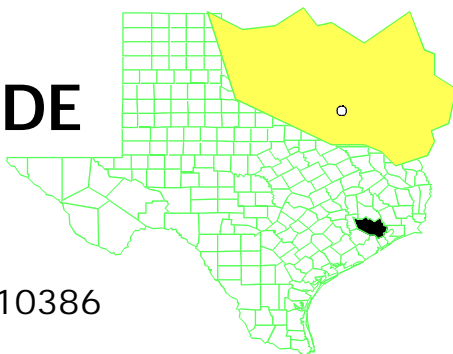


SOUTH CAVALCADE STREET TEXAS

EPA ID# TXD980810386



EPA REGION 6
CONGRESSIONAL DISTRICT 18
Harris County

Updated: April 21, 2000

Site Description

- Location:** ! The site is located at the southeast intersection of Cavalcade & Maury Streets, about two miles southwest of the intersection of Loop 610 North & U.S. 59., Houston, Harris County, Texas.
- Population:** ! Approximately 4,500 people live within a one-mile radius of the site.
- Setting:** ! The nearest residence to this site is 200 feet to the west, and the nearest water well is about 1,500 feet from site. However, the aquifers to be remediated are not being used as water supplies, nor are they likely to be used because there are available water sources in the area.
! This 66-acre site was used as a wood treating facility from 1910 to 1962.
! All original facilities were removed about 1962, and the site was covered with 1-2 feet of fill material.
! Two-thirds of the site were developed by three palletized trucking firms with large warehouses; the center third of the property is vacant.
- Hydrogeology:** ! The subsurface consists of interbedded clays, silts and sands of the Beaumont formation.

Current Site Strategy

- C** The objective of this site cleanup is to protect human health and the environment by controlling the migration of shallow groundwater contaminants so as to reduce and/or eliminate the potential of contaminating deeper aquifers, and if possible restore the shallow groundwater to a potential future beneficial use. In addition contaminated surface soils will be capped with reinforced concrete to prevent inadvertent dermal contact and ingestion. Beazer East, the responsible party (RP), is presently removing creosote from the shallow aquifer and conducting studies to determine the how to best control contaminant migration. The concrete cap construction begin November 1999.

Wastes and Volumes

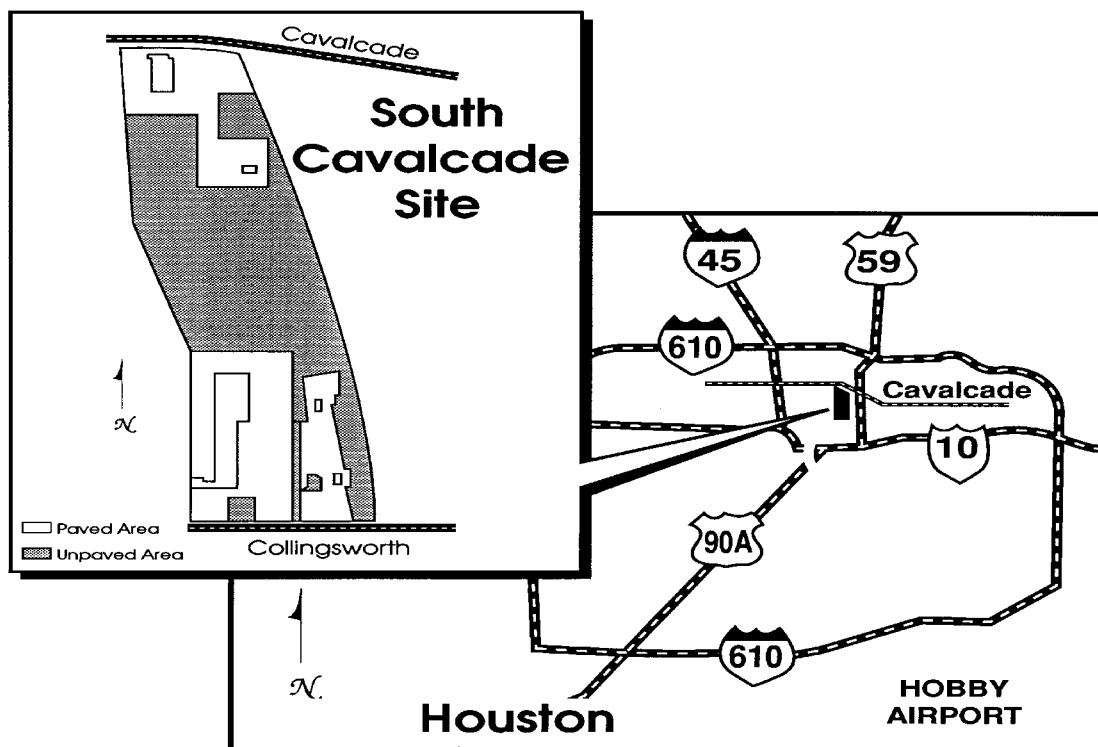
- !** The principal pollutants at the site include creosote and wood treating metal salts.

- ! Soils & ground water contaminated with creosote related compounds.
- ! The volume of contaminated soils at the site is approximately 7,000 cubic yards.

Site Assessment and Ranking

NPL LISTING HISTORY
Site HRS Score: 38.69
Proposed Date: 10/5/84
Final Date: 6/10/86
NPL Update: No. 2

Site Map and Diagram



The Remediation Process

! Site History

- " Wood treatment facility operated by National Lumber and Creosoting Company began operation in 1910 and continued until 1938.
- " Koppers Co., Inc., now Beazer East, Inc., purchased the facility in 1938 and continued wood

- treating operations and opened a coal tar distillation facility.
- " Operations ceased in 1962, and the site was cleared and sold in 1962.
- " Presently, three trucking firms operate warehouse and terminal operations at the site: Palletized Trucking, Trucking Properties and Nations Way.
- " The Remedial Investigation and Feasibility Study (RI/FS) for this site was completed in September 1988, conducted by the potentially responsible parties (PRPs) under EPA oversight.
- " The Remedial Design (RD) for this site was completed in January 1995.
- " The soil remedy was changed from soil washing to a reinforced concrete cap in June 1997.
- " Beazer and EPA negotiated a change to the consent decree for the soil remedy in 1998.

! Health Considerations:

- " Primary risks from the site stem from the carcinogenic polynuclear aromatic hydrocarbons (cPAHs) found in the creosote. These compounds are in the soil and ground water.

Record of Decision

Signed: September 26, 1988
Amended June 27, 1997

This remedy will protect humans from unhealthy exposures to contaminated soil and ground water.

! Ground Water:

- " The Record of Decision (ROD) called for ground water remediation using physical/chemical separation of contaminants, followed by filtration and activated carbon adsorption to remove all particulates and organic compounds.

! Soil:

- " The remedy was amended in June 1997. The original remedy was soil washing and soil flushing; however full scale work in the field determine these remedies were not effective. The new remedy selected is to cap the site with reinforced concrete so that the contaminated areas can be used for tractor trailer parking.

<u>Other Remedies Considered</u>	<u>Reason Not Chosen</u>
1. "No Action"	Does not meet remedial objectives
2. Soil washing and flushing	Remedy failed in field testing
3. Offsite landfill	Not as effective as selected remedy
4. On-site incineration	Difficult to implement, not accepted by community
5. In Situ bioremediation	Not as effective as selected remedy
6. Offsite incineration	Cost effectiveness
7. In Situ biotreatment of ground water	Not as effective as selected remedy

- 8. Carbon adsorption, air stripping Implementation problems
- 9. Aerated tank treatment-ground water Cost effectiveness

- ! The Remedial Design (RD) began in 7/90 and was completed 1/95.
- ! The Remedial Action (RA), construction of the site remedy, began in the summer of 1995.
- ! An amendment to the ROD was proposed on 2/9/97. This amendment proposes changing the soil remedy from soil washing / flushing to capping all contaminated soils with concrete.

Enforcement

- ! Consent Decree for RD/RA signed by EPA and Beazer East March 14, 1991

Community Involvement

- ! Community Involvement Plan: Developed 3/85, revised 2/89 and again 7/91.
- ! Open houses and workshops: 9/85, 4/92, 1/93
- ! Proposed Plan Fact Sheet and Public Meeting: 8/88
- ! ROD Fact Sheet: 10/88
- ! Milestone Fact Sheets: 4/87, 7/87, 9/90, 5/91, 4/92
- ! Citizens on site mailing list: 56
- ! Constituency Interest: Low - no specific concerns, just desire for the site to be cleaned up.
- ! Public meeting for proposed ROD amendment held 2/20/97
- ! Site Repository:
 - " Houston Central Library, Government Documents Area, 500 McKinney Street, Houston, TX 77002

Technical Assistance Grant

- ! Availability Notice: 4/4/89 Re-advertised 9/90 (mailing)
- ! Letters of Intent Received:
 - " 1) LIFT Endowment Fund, Inc. - 2/8/90 (withdrawn)
 - " Final Application Received: N. & S. Cavalcade St. Group 12/93 and 9/94.
 - " Grant Award: Applications denied.
- ! Current Status: No TAG

Contacts

- ! **Remedial Project Manager (EPA):** Noel Bennett, 214-665-8514, Mail Code: 6SF-AP
- ! **State Contact:** James Sher, P.E. (TNRCC) 512-239-2444, Mail Code 143
- ! **Community Involvement Coordinator (EPA):** Olivia Balandrán, 214-665-6584, Mail Cd: 6SF-P
- ! **Attorney (EPA):** Jon Weisburg, 214-665-2180, Mail Code: 6SF-DL
- ! **State Coordinator (EPA):** Karen Bond 214-665-6682, Mail Code: 6SF-AP
- ! **Region 6 Ombudsman:** Arnie Ondaza

Present Status and Issues

! Current

- " The RP is removing DNAPL (dense non aqueous phase liquid) from the subsurface.
- " Because DNAPL is present ground water cleanup goals may not be achievable. The RP in the fall of 1996 initiated a study to determine the extent of clean up possible. The study indicated that monitored natural attenuation *may be possible* if the DNAPL is removed to the maximum extent possible. EPA gave Beazer's approval to initiate work plan activities to gather additional data to support that monitored natural attenuation will remediate the site within a reasonable time frame.
- " Beazer began in November 1999 placing a concrete cap on the contaminated surface soil at the site. The construction of the cap will be completed during the Summer 2000.

! Future

- " Summer 2000
 - EPA anticipates Beazer will complete soil cap.
 - Beazer gathering data to support that monitored natural attenuation will remediate the site within a reasonable time frame.

Schedule

! WASTELAN Data Base Schedule Milestones

- " Remedial Action
 - Preliminary Close Out Report Sep 2000
 - Close Out Report 2025
- " Next 5Yr Remedy Assessment Sep 2000
- " NPL Deletion 2026

Benefits

- ! The remedy will prevent off site migration of contaminated groundwater and will allow commercial use of the property.